

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Ken Cohen, Acting Town Administrator / 797-1030

PREPARED BY: Colleen Ryan, Grants Specialist / 797-1024

SUBJECT: Resolution

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE INITIATION OF DUE DILIGENCE PROCEDURES FOR THE DAVIE 2005 LLC PROPERTY FOR ITS POSSIBLE ACQUISITION THROUGH THE 2005 OPEN SPACE BOND.

REPORT IN BRIEF: The Davie 2005 LLC property is a 1.9 acre site adjacent to the Old Davie School at 6590 Griffin Road. This resolution authorizes Town staff to initiate due diligence procedures for possible acquisition of the site utilizing the Open Space Bond. Due diligence may include independently conducted appraisals, title searches, surveys, and environmental assessments. Such expenses will be charged to the Open Space Bond account.

This site was approved for acquisition through the Broward County Safe Parks & Land Acquisition Bond in 2003, but the County and property owner were unable to reach agreement. Should the Town purchase the property in the near future, some, or all, of the acquisition expenses may be reimbursed by Broward County. The amount of funding available from Broward County will depend on the appraised value of the property as determined by two appraisals.

PREVIOUS ACTIONS: N/A

CONCURRENCES: The Town's Open Space Advisory Committee (OSAC) reviewed and scored the site against the Open Space Bond criteria approved by the Town Council in R-2006-110. The site scored 16 points out of a possible 39 points. Because the site is eligible for Broward County bond funds, OSAC recommended the Town move forward with due diligence required by that program.

FISCAL IMPACT:

Has request been budgeted? No

If yes, expected cost: \$

Account Name:

If no, amount needed: \$9,000 maximum is required for two appraisals at this time. Additional due diligence will depend on the appraised value and whether Council wishes to move forward with purchase negotiations and allocation of 2005 Open Space Bond funds toward acquisition costs not covered by Broward County bond funds.

What account will funds be appropriated from: 030-3006-572.64-64 Open Space Bond

Additional Comments:

RECOMMENDATION(S):

Attachment(s): Resolution, Willing Seller Letter, OSAC Informational Packet

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE INITIATION OF DUE DILIGENCE PROCEDURES FOR THE DAVIE 2005 LLC PROPERTY FOR ITS POSSIBLE ACQUISITION THROUGH THE 2005 OPEN SPACE BOND.

WHEREAS, in September 2005, the voters of the Town of Davie approved the issuance of general obligation "Open Space" bonds in order to protect the quality of water bodies, to preserve and improve wildlife habitat and parks, to complete the recreational trail system, and to protect natural lands from development; and

WHEREAS, the Town of Davie has received a willing seller letter from Davie 2005 LLC regarding a 1.9 acre property located at 6590 Griffin Road, adjacent to the Old Davie School; and

WHEREAS, the Davie 2005 LLC property has been reviewed and scored by the Open Space Advisory Committee as required by the Open Space Bond Resolution (R-2006-110); and

WHEREAS, the Town Davie may be interested in acquiring this site utilizing funds from the Open Space Bond.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie hereby authorizes the initiation of due diligence procedures for the 1.9 acre property owned by Davie 2005 LLC and authorizes the allocation of such due diligence expenses to the Open Space Bond account, 030-3006-572.64-64.

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2006.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2006.

WILLING PROPERTY OWNER STATEMENT

RCVD OCT 23 '06

DATE:

TO: Town of Davie

FROM: Davie 2005 LLC

RE: 2005 Town of Davie General Obligation Referendum Bond for the Preservation of Open Space

FOLIO #: 504127010600

LEGAL DESCRIPTION: EVERGLADE LAND SALES CO SUB 2-34 D 27-50-41 TRACT 51 W 165 OF N 585 LESS PT DESC'D AS, BEG AT INTERSEC OF EXIST S R/W/L FOR GRIFFIN RD & E LINE OF W 165 OF TR 51, S 78.53, WLY 165.16, NLY 72.06, ELY 165.08 TO POB

I/we do hereby state that as the property owner(s) of the above-referenced property I/we are willing to entertain a purchase offer from the Town of Davie, Florida.

I/we understand upon our receipt of your completed and signed Willing Seller Statement, the Town will initiate and perform its due diligence procedure. Actions consist of, but are not limited to, the solicitation of reports of professional services concerning the current status of the property in order to determine the value and feasibility of the Town's purchase of this property, e.g. property appraisals, boundary surveys, environmental site assessments, tree inventories, mitigation assessments, and general title work. All due diligence performed by the Town will be at the sole expense of the Town. After the due diligence procedure is completed and the Town is able to resolve any concerns resulting from any of its due diligence procedures, I/we understand that the Town intends to negotiate a purchase with me/us through a Town acquisition agent.

Note: During the due diligence procedure, if I/we decide not to sell our property to the Town, I/we understand that the Town requests that I/we notify its acquisition agent immediately so that the Town does not incur unnecessary and costly expense.

- ☒ Yes, I am interested in selling this property to the Town of Davie.
☐ No, I am not interested in selling this property to the Town of Davie.

Date:

DAVIE 2005 LLC
Owner 1 (print full name)
5316 N ANDREWS AVE
Owner 1 Address (Print street)
FORT LAUDERDALE, FL 33063
Owner 1 Address (Print city/state/zip)
phbach@comcast.net
Owner 1 Email Address

By: Paul H. Bach, Managing Member

Paul H. Bach
Owner 1 Signature
954 - 652 - 9744

Owner 1 Phone Number A
954 - 493 - 5050

Owner 1 Phone Number B

Owner #2

Date:

By:

Owner 2 (print full name)

Owner 2 Signature

Owner 2 Address (Print street)

Owner 2 Phone Number A

Owner 2 Address (Print city/state/zip)

Owner 2 Phone Number B

Owner 2 Email Address

Owner #3

Date:

By:

Owner 3 (print full name)

Owner 3 Signature

Owner 3 Address (Print street)

Owner 3 Phone Number A

Owner 3 Address (Print city/state/zip)

Owner 3 Phone Number B

Owner 3 Email Address

Please return to: Town of Davie
 Administration Department
 6591 Orange Drive
 Davie, FL 33314
 Attention: Phillip R. Holste

If you have any questions, you can contact Mr. Holste at the numbers below or through email.
(954) 797-1041 (office)
(954) 797-1087 (fax)
Phillip_Holste@davie-fl.gov

PROPERTY OWNER QUESTIONNAIRE

PLEASE CIRCLE YOUR ANSWER.

1. Do you have a boundary survey of your property? (If yes, please supply a copy to this office).

☒ Yes

No

I don't know

2. Do you have a title insurance policy for the property? (If yes, please supply a copy to this office).

☒ Yes

No

I don't know

3. Is there a legal access to your property by?

☒ Public Road

Easement

Adjacent Property

None

4. Are there any improvements on your property (e.g. buildings, sheds, wells, fences, driveways)?

☒ Yes

No

I don't know

If there are improvements, please briefly identify them below:

There are four existing rental (month to month) residential units presently occupied.

5. Are there any improvements on your property, are they wholly contained within the boundaries of your property (i.e. your improvements do not encroach onto adjoining properties)?

☒ Yes

No

I don't know

6. Are there any improvements such as fences and driveways belonging to the adjoining property owners which encroach onto your property?

Yes

☒ No

I don't know

7. Are there any disputes with adjoining property owners with respect to the location of any property boundaries?

Yes

☒ No

I don't know

8. Is there anyone, other than the owner, in possession or occupancy of the property (i.e. cattle, grazing leases, hunting leases, residential or commercial leases, etc.)

☒ Yes

☐ No

☐ I don't know

If yes, describe:

There are four existing month to month rental residential units that are occupied.

9. Are there any outstanding oil, gas or mineral reservations affecting your property?

☐ Yes

☒ No

☐ I don't know

If yes, describe:

10. Are there any easements affecting your property (e.g., drainage, powerline, access easements benefiting other land owners, etc.)

☐ Yes

☒ No

☐ I don't know

If yes, describe:

11. Are there any items on the property that have the potential to be environmental concerns (e.g., underground or above-ground petroleum storage tanks, hazardous waste/chemical, etc.)?

☐ Yes

☒ No

☐ I don't know

If yes, describe:

12. Are you aware of any trash, debris or abandoned personal property having been placed on your property (i.e., old cars, appliances, construction debris, etc.)?

☐ Yes

☒ No

☐ I don't know

If yes, describe:

13. Are there any deed, plat or subdivision restrictions affecting the use of your property?

Yes

☒ No

I don't know

If yes, describe:

14. Is the property currently listed for sale.

Yes

☒ No

If yes, identify listing agency, agent's name, mailing address and phone number:

15. Is the property currently under a contract for sale or letter of intent by a potential purchaser?

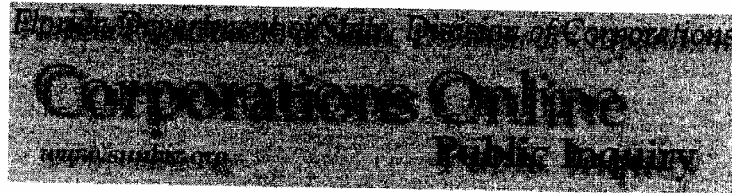
Yes

☒ No

I don't know

16. Please use the space provided below to advise this office as to any other matters affecting your property which are not addressed in the previous questions.

THE PROPERTY IS IN THE DOWNTOWN DAVIE CORRIDOR AND THE REGIONAL ACTIVITY CENTER AND HAS BEEN REVIEWED BY STAFF & DRC WITH COMMENTS INCLUDING AN ACCEPTABLE ARCHITECTURAL SCHEME AND IS CURRENTLY READY FOR RE-SUBMITTAL TO CLEAR ALL OUTSTANDING DRC COMMENTS AND PROCEED TO P&Z. THE PROPERTY HAS BEEN SUBMITTED TO DAVIE FOR SITE PLAN APPROVAL & THE RE-SUBMITTAL CONSISTS OF LIVE - WORK DU'S WITH STUDIO LOFT UNITS ABOVE PLUS RETAIL STORES WITH DU'S ABOVE ON THE 2ND FLOOR AND DU'S ON THE 3RD FLOOR FOR A TOTAL SITE OCCUPANCY OF UP TO 42 DWELLING UNITS AND UP TO 5 RETAIL STORES ALL OF WHICH MEET & COMPLY WITH THE TOWN OF DAVIE ZONING & LAND USE DESIGNATIONS FOR THE SUBJECT PROPERTY CONSISTING OF 1.93 ACRES WITH AN R-22 ZONING DESIGNATION.



Florida Limited Liability

DAVIE2005 LLC

PRINCIPAL ADDRESS
 5316 N ANDREWS AVENUE
 CORAL SPRINGS FL 33071
 Changed 04/27/2006

MAILING ADDRESS
 5316 N ANDREWS AVENUE
 CORAL SPRINGS FL 33071
 Changed 04/27/2006

Document Number
 L05000041342

FEI Number
 522457576

Date Filed
 04/27/2005

State
 FL

Status
 ACTIVE

Effective Date
 NONE

Last Event
 AMENDMENT

Event Date Filed
 01/03/2006

Event Effective Date
 NONE

Total Contribution
 0.00

Registered Agent

Name & Address
LAW OFFICE OF LORETTA BANGOR, PA 222 PALM COURT DELRAY BEACH FL 33444
Name Changed: 04/27/2006
Address Changed: 04/27/2006

Manager/Member Detail

Name & Address	Title
CRAIG SHIPLE ENTERPRISES, INC. 5316 N ANDREWS AVENUE	MGRM

FORT LAUDERDALE FL 33309	
ECATS, INC. 6260 MARGATE BLVD. MARGATE FL 33063	MGRM
BACH, PAUL H 6260 MARGATE BLVD. MARGATE FL 33063	MGRM

Annual Reports

Report Year	Filed Date
2006	04/27/2006

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No Name History Information

Document Images

Listed below are the images available for this filing.

04/27/2006 -- ANNUAL REPORT
01/03/2006 -- Amendment
04/27/2005 -- Florida Limited Liabilities

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT[Corporations Inquiry](#)[Corporations Help](#)



IMPORTANT: If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay. Please use our Tax Estimator to determine a more likely estimate of your new amount.

PREVIOUS**NEXT****VIEW MAP****PRINT****NEW SEARCH****BCPA HOME**

Click here to display your 2006 TRIM Notice.

Site Address	6590 GRIFFIN ROAD , DAVIE	ID #	5041 27 01 0600
Property Owner	DAVIE 2005 LLC	Millage	2443
Mailing Address	6590 GRIFFIN ROAD DAVIE FL 33314	Use	00

Legal Description	EVERGLADE LAND SALES CO SUB 2-34 D 27-50-41 TRACT 51 W 165 OF N 585 LESS PT DESC'D AS,BEG AT INTERSEC OF EXIST S R/W/L FOR GRIFFIN RD & E LINE OF W 165 OF TR 51,S 78.53, WLY 165.16,NLY 72.06,ELY 165.08 TO POB
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Property Assessment Values					
Year	Land	Building	Land Value AG	Total	Tax
2006	\$723,750			\$723,750	
2005	\$193,000			\$193,000	\$4,555.59
2004	\$173,700			\$173,700	\$4,222.11

Save Our Home Value	Exemptions			
	Type	Widow(er)'s/Veteran's/Disability	Homestead	Non-Exempt
				\$723,750

Sales History					Land Calculations		
Date	Type	Price	Book	Page	Price	Factor	Type
1/9/2006	WD	\$100	41341	1981	\$375,000	1.93	AC
5/4/2005	WD	\$850,000	39596	214			
3/15/2001	QCD	\$100	31407	817			
10/15/1997	QCD	\$100	27219	926			
					Adj. Bldg. S.F.		

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
24	C		B		
L			B		
1					

Please Note: Assessed values shown are **NOT** certified values and are subject to change before final certification for ad valorem tax purposes.

DAVIE 2005
PARCEL

District 2

Address: Between Old Davie School and Lange Park
Folio Numbers: 504127010600

PROPERTY SITE FACT SHEET:

PROPERTY OWNER: Davie 2005, LLC

ADDRESS: Between Old Davie School and Lange Park

FOLIO NUMBER: 504127010600

LEGAL DESCRIPTION: Everglades Land Sales Co Sub 2-34 D, 27-50-41, Tract 51

SITE ACREAGE: 1.93 acres

SITE DIMENSIONS: 510 Feet (N-S) and 165 Feet (E-W)

SITE DRAINAGE:

LAND USE:

ZONING:

WILLING SELLER: Yes

PRIMARY USE: Residential

SITE ACCESS: Griffin Road

PRESENCE OF STRUCTURES: Yes

SURROUNDING USES:

North – Griffin Road

South – Park

East – Residential

West – Old Davie School

COUNCIL DISTRICT: 2

OTHER NOTES: Two houses on site, chain link fence, a number of abandoned vehicles on site.
Connects to Davie owned park to the south.



DAVIE 2005
PARCEL

90 0 90 Feet

1" = 90'
SF 1:1,080



Davie 2005—Site Photos



1) House #1 on northern section of parcel. Owner cur-



2) Middle Eastern boundary of site. Large canopy trees on site



3) Second structure on site. Rear of property. Owner currently rents home.



Rear property line adjacent to Lange Park.



5) Middle of site facing north.



6) Western boundary of site. Next to Old Davie School.

